

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
S/S Edgewood Ave., 120 ft. +/-  
W of c/l Mid Ave  
2405 Edgewood Avenue  
9th Election District  
6th Councilmanic District  
Curtis L. King, et ux  
Petitioners

• BEFORE THE  
• ZONING COMMISSIONER  
• OF BALTIMORE COUNTY  
• Case No. 92-6-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1801.3.B (1953 Regulations "A" Residence Section III.3) to permit a side yard setback of 1 ft. for an open carport in lieu of the required 7 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section

107.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of August, 1992 that the Petition for a Zoning Variance from Section 1801.3.B (1953 Regulations "A" Residence Section III.3) to permit a side yard setback of 1 ft. for an open carport in lieu of the required 7 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mm

ORDER RECEIVED FOR FILING  
Date 8/19/92  
By [Signature]

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

92-6-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, petition for a Variance from Section

1802.1B (1953 Regulations "A" Residence Section III.3) to permit a side yard setback of 1' for an open carport in lieu of the required 7'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

On the first of July, a driveway extends along the majority of the side of the existing building. Our desire is to extend the drive towards the rear and construct an attached carport. The carport would be aesthetically in keeping with the construction (i.e., rancher) of the neighborhood, which has a number of similar structures. Our proposal would result in minimal disturbance to the landscaped yard and blend in with the character of the neighborhood. If the variance is not granted, undue hardship and practical difficulty is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number:

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

City/State/Zip Code

DEPOSED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition is posted on the property on or before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FAILED TO BE REQUESTED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County.

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



ZONING COMMISSIONER OF BALTIMORE COUNTY

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-6-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) deem(s) important to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2405 Edgewood Ave., Balto., Md. 21234

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

See front of form

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a protesting and advertising fee and may be required to provide additional information.

*[Signature]*  
Affiant (handwritten signature)  
*[Signature]*  
Affiant (handwritten signature)  
*[Signature]*  
Affiant (handwritten signature)  
AFFILIANT (Printed Name)  
AFFILIANT (Printed Name)

SIXTH JUDICIAL CIRCUIT, COUNTY OF BALTIMORE, to wit:

I, JUDITH C. HART, Clerk of the Court, do hereby certify, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, a Notary Public in and for the State of Maryland, in and for the County of Baltimore, personally appeared

CURTIS L. KING and GERDA M. KING

The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

NO WITNESS my hand and Notarial Seal.

7/19/92

*[Signature]*  
Notary Public  
My Commission Expires: 1/1/93

#### VARIANCE DESCRIPTION

Located on the south side of Edgewood Ave. approximately 120' west of the centerline of Mid Ave. and known as lot 4 as shown on the Plat of Woodcroft Section V-A which is recorded in the land records of Baltimore County in book 20 folio 94. This property is also known as 2405 Edgewood Ave. and contains approximately 7475 square feet.

#### OWNERS OF ADJACENT PROPERTIES

#2407 - Allan + Linda Powers  
#2403 - Ryland + Shirley Watkins

92-6-A

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 2405 EDGEWOOD AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WOODCROFT plat book 20 folio 94 sections V-A

OWNER: CURTIS + GERDA KING

LOCATION INFORMATION

Constitutional District: 6

Election District: 9

1"-200' scale map: NE-9D

Zoning: D.R. 5.5 7475 square feet

Lot size: 0.17 acre

SEWER: ☒ WATER: ☒

Chesapeake Bay Official Ave: NONE

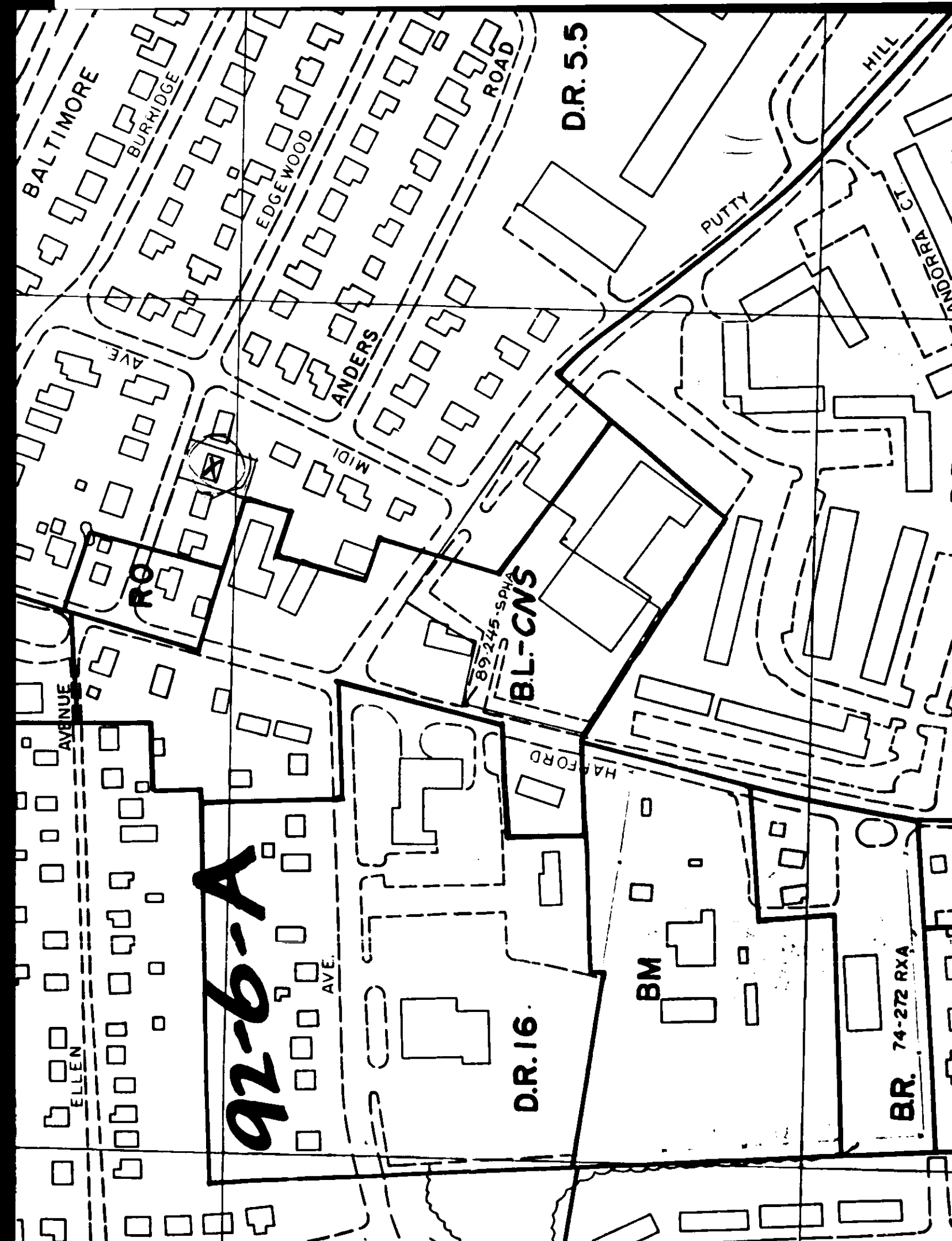
Prior Zoning Hearing: NONE

Zoning Office USE ONLY: reviewed by: \_\_\_\_\_ ITEM #1 CASE#:

Scale of Drawing: 1"=30'


North arrow

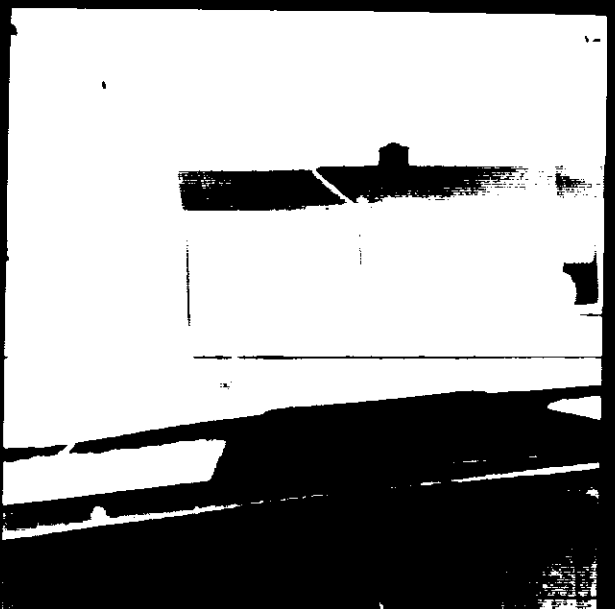
date: 7/19/92 prepared by: N2C




② Import will be on the  
side of beam, at right  
falling roof line

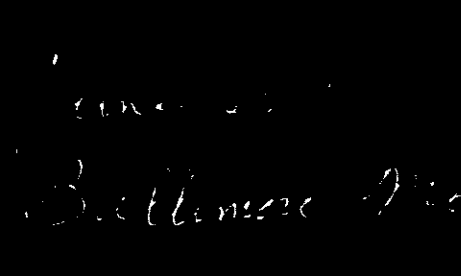
CASE NUMBER 92-6-A  
PETITIONER'S EXHIBIT # 3

  
REAR PORCH IN DEVELOPMENT  
- 11/11/91 - 11/11/91

  
REAR PORCH IN DEVELOPMENT  
- 11/11/91 - 11/11/91

  
REAR PORCH IN DEVELOPMENT  
- 11/11/91 - 11/11/91

CASE NUMBER 92-6-A  
PETITIONER'S EXHIBIT # 4

  
REAR PORCH IN DEVELOPMENT  
- 11/11/91 - 11/11/91

I am the homeowner and resident  
at 2407 Edgewood Ave. Baltimore Md  
I have no objection to the easement  
my neighbor Charles King, 2407 Edgewood  
Ave, wishes to build next to mine.  
It will be within my lot of my property.

Thank you  
Alvin Jones

92-6-A

CASE NUMBER 92-6-A  
PETITIONER'S EXHIBIT # 5

**RANCH ROUND-UP**  
— WOODCROFT CIVIC ASSOCIATION —  
CONGRATULATIONS JUNE GRADUATES!

June 1991 Circulation Over 440 Homes Volume XXXV No. 6

**A WORD FROM THE PRESIDENT**

Hi Everyone,

I hope everybody had a great Memorial Day. The weather was perfect and I am sure there were many picnics and cookouts. I hope everyone took a moment out of their busy schedule to remember the courageous men who died defending our country.

I have noticed recently that there have been many large cars using Richmond Ave. as a shortcut to Joppa Road. If you should see any of these vehicles please write down the name and address of the truck and let me know. I will contact the company and ask for their assistance in keeping these trucks from using our neighborhood as a thruway. The main reason is for the safety of our children. Children will sometimes forget to look when a ball has rolled into the street and run after it. Please help me in this endeavor.

The Neighborhood Watch project still needs your help. If you are a new member to Woodcroft, please let Mr. Howard Bores know so he can give you a survey sheet to fill out and an engraver to mark your valuables. His phone number is 254-0945 and if he is unavailable give Officer Leo French a call on 887-5410. They will be glad to assist you. We need to meet our quota to obtain our signs. Thank you in advance for your help.

Remember the Children's Festival on July 20th at the Woodcroft Tot Lot. This should be a huge success for all our children. Hope to see you there!

Boy, May felt like August and June feels like May. Who can understand this weather? Well I hope everyone has a good month and stays cool. Until next month...

Loretta Fremiller

**EDITORIAL**

June is bursting out all over (as the song goes). But have you ever experienced such a hot one? I know many of you only venture out for a few hours at a time and then go back into the air conditioning at your house. If May has been this hot, heaven help us in June, July and August!

With my coming and going through the neighborhood, I couldn't help noticing all the home improvements being made through out. This must be the year for new tools. There have been so many I can't count them. And new additions onto the sides, fronts and backs of homes. Each one is better than the next in imagination and structure. It makes me feel good to see our neighbors extending their living space instead of moving out into other areas. I hope the closeness of the neighborhood is new reason. Just remember the article in April's issue on checking out your contractor. We wouldn't want you spending your hard earned money on a shabby job.

With this talk of extending your living space instead of moving out, some of the kids that grew up here and moved away, come home to visit their parents. A lot of them keep up with what is going on in our fine community by reading this very paper. To bring you down memory lane once again, I have a few tidbits from the past. I was talking to my neighbor on Ellis Rd., Mrs. Arnold, who stopped to tell me her son Tim, was reading the Ranch Round Up not long ago and informed her he was one of the first paper delivery boys in Woodcroft. It was his first job and he was very proud of it and what money he made just thrilled him. Mrs. Arnold also said there was always a waiting list of volunteers for this very job! Isn't it a shame that one generation makes people to volunteer their time in our community let alone have a waiting list? I'm sure Tim, you were very good at delivering the paper and it was your first experience in learning responsibility.

11 POSITIVE  
NOTE FROM  
PRESIDENT  
CIVIC ASSOCIATION  
- 11/11/91 -

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_

Posted for: \_\_\_\_\_

Petitioner: \_\_\_\_\_

Location of property: \_\_\_\_\_

Location of Sign: \_\_\_\_\_

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_ Signature: \_\_\_\_\_ Date of return: \_\_\_\_\_

Number of Signs: \_\_\_\_\_